

ONE ELEVEN LA QUINTA SHOPPING CENTER | 0.76-ACRE COMMERCIAL PAD
Highway 111 and Adams Street, La Quinta, CA 92253
FOR SALE: \$995,000



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PROPERTY DESCRIPTION

FOR SALE

Highway 111 and Adams Street, La Quinta, CA 92253

Location:	Highway 111 and Adams Street, La Quinta, CA
APN:	643-080-056
Land Use:	Regional Commercial
Zoning:	CR
Site Size:	0.76 acres / 33,106 SF
Ownership:	Fee Simple
Parking Stalls:	±59
Water:	Coachella Valley Water District
Gas:	SoCal Gas
Electric:	Imperial Irrigation District

The subject property is 0.76 acres with a commercial pad of ±14,200 sq. ft., located within One Eleven La Quinta Shopping Center, positioned between La Casita Restaurant and Hobby Lobby along the Highway 111 corridor in La Quinta, California. The pad benefits from excellent visibility, shared access, and proximity to established national and regional tenants that generate consistent consumer traffic. The surrounding trade area is characterized by strong residential density and year-round tourism, supporting a wide range of commercial uses. The site is served by existing infrastructure and reciprocal parking, offering functional development potential within one of La Quinta's most active retail hub.

HIGHEST & BEST USE

Any retail, office, restaurant providing service to residents and visitors.

Permitted Uses

- Retail stores
- Restaurants
- Office
- Retail service businesses
- Similar commercial use typical of a neighborhood/community shopping center

Prohibited Uses

- Residential
- Hotel/Motel
- School
- Hospital
- Amusement/recreational facility (e.g., bowling alley)
- No Drive-thru



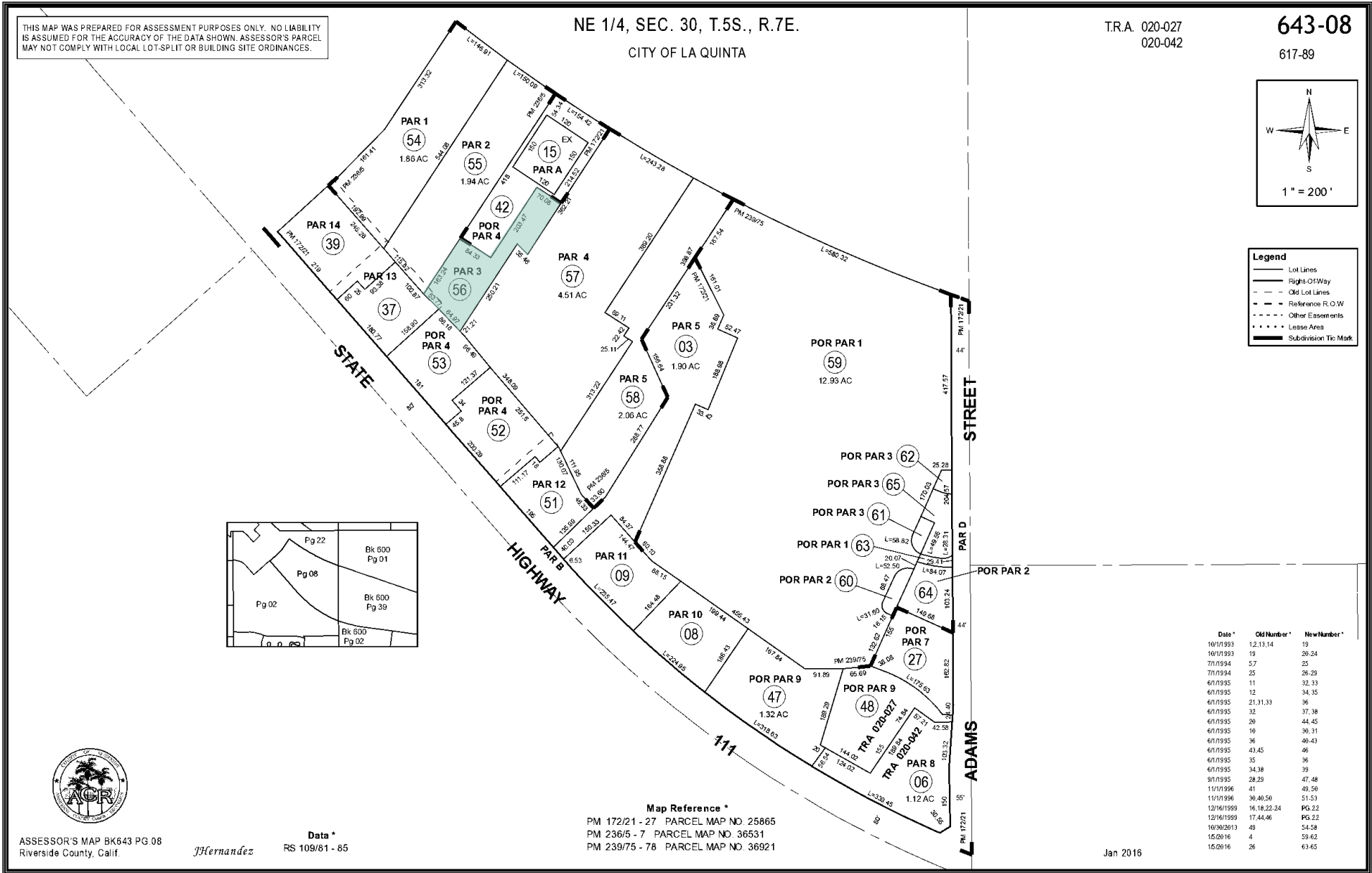
Outline is approximate

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PHOTOS

FOR SALE
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RETAIL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
2024 Population	8,920	188,243	326,778
2024 Households	3,713	73,024	127,210
Median Age	47.7	45.4	47
Median HH Income	\$82,797	\$72,796	\$73,364
Average Daily Traffic (ADT)	Washington St & Highway 111: 43,491		

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SHOPPING CENTER OVERVIEW

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One Eleven La Quinta Shopping Center is well located neighborhood commercial center situated along Highway 111, one of La Quinta's primary arterial corridors. The center features strong street frontage and visibility, convenient access points, and a complementary mix of established retail, service, and dining uses that serve both residents and visitors. Surrounded by mature residential communities, golf courses and resort destinations, the center benefits from consistent day time traffic and year-round activity. It's layout, parking, and connectivity make it a functional and recognized destination within the eastern Coachella Valley market.



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ADVISORS



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